

Lake View Estates TT 53933

An Overview



A Can Shelter, Inc. Community

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Board of Supervisors Hearing

Request for Approval of
County Project No. 03-304
Lake View Estates
Tract 53933

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Lake View Estates – TTM 53933

Site Overview

Lake View Estates is a forty seven (47) acre property in Castaic west of The Old Road approximately one quarter (1/4) mile south of Parker Road. It is within the freeway oriented corridor of Castaic. It is somewhat of an infill property with a variety of uses on adjacent properties. These adjacent uses are:

- Existing condominiums and mobile homes (north and northwest)
- Auto dealership (north)
- Building materials sales yard (east)
- Approved detached condominium project (south)
- Vacant 40 acre parcel with one residential structure (west)

Project Goals and Benefits

Lake View Estates has utilized the unique opportunity to allow for a fluid transition to and connection with the variety of adjacent land uses described above. As an in-fill project Lake View Estates helps complete the freeway oriented corridor of the Castaic Area. The goals and positive aspects of Lake View Estates are many including, but not limited to:

- Castaic Town Council has endorsed Lake View Estates with an effectively unanimous vote.
- The Los Angeles Regional Planning Commission has approved the project and has commended the applicant on the project and their outreach efforts with the community.
- Construct the most expensive section of The Old Road Capital Improvement Project.
- Enhances the freeway corridor with a comprehensively planned, aesthetically pleasing mixed use development, fully compatible with adjacent existing uses.
- Provide much needed mix of residential housing to help meet Southern California Association of Government housing projection goals.
- Improve the Castaic area's jobs/ housing balance by providing up to two hundred and eighty (280) permanent jobs as well as over one hundred (100) jobs during construction.
- Reduce environmental impacts through integration of low impact development techniques.
- Achieve minimal overall environmental impact levels through carefully designed mitigation measures as evidenced by the findings of the Environmental Impact Report (EIR).
- Integrated Climate Change analysis, and incorporated measures to achieve maximum feasible reduction of greenhouse gases, such as utilizing a pedestrian access network, providing complementary electric lawn mower to every home buyer, using Energy Star Roof materials, orienting about 50% of houses to face north/south (within 30 degrees), etc.
- Construct drainage facilities which reduce storm water impacts to neighboring & downstream properties.
- Preserve open space areas through the creation of large open space parcels.
- Promote more neighborhood interaction by creating cul-de-sac mini-neighborhoods.
- Provide a greater outdoor living experience with up to sixty five percent of the overall residential property area as either landscaped or natural primary open space, with an additional fifteen percent in secondary open space.
- A curvilinear road layout integrating / preserving the appeal of hillside setting features.

- Create a welcoming streetscape by varying building setbacks as well as providing more than adequate parking.
- Provide view lots for a majority of homeowners.
- Buffer the residents from the freeway by placing the commercial at the front entry to the project and the residential component the furthest from the freeway.
- Utilize the higher elevation of the site as a natural buffer for adjacent existing condominium to the north
- Be a great neighbor to all of Castaic.

Castaic Town Council Unanimous Endorsement

In 2009 the Castaic Town Council endorsed the Lake View Estates project with an effectively unanimous vote; 9 out of 10 votes in favor and one abstained due to potential conflict of interest in a nearby property. This was the culmination of several years of working with the community and the Town Council to understand the concerns, needs and desires of the community. Prior to completion of the Environmental Impact Report four presentations were made to the Town Council's Land Use Committee and the Town Council itself. With the committee's recommendation for support we proceeded with the completion of the Environmental Impact Report (EIR) and supporting documents. The EIR was circulated for public review in early 2009. After circulation of the EIR another public hearing was held before the Town Council where they formed a special committee to confirm consistency of the project with the earlier Land Use Committee's recommendations for support. The special committee found compliance with the earlier Land Use Committee recommendation. The project was then publicly noticed and a sixth and final public hearing was held, this time in front of the full Castaic Town Council. The resultant Castaic Town Council's effectively unanimous endorsement speaks volumes to the worthiness of the Lake View Estates project and the benefit it provides to the Castaic Community.

Los Angeles County Regional Planning Commission Approval

In 2010 two public hearings were held by the Los Angeles County Regional Planning Commission. At the first hearing on June 2, 2010 staff presented the proposed subdivision with the associated zone change, CUP, and oak tree permit and recommended a continuance to date certain. The Commission heard a presentation from the applicant's representative which presented the many benefits of this project to the Castaic community including constructing the most difficult portion of The Old Road capital improvement project, increasing jobs for the community, preservation of open space including construction of a private park lot within the development and that the project provides the private trail and trailhead to the Los Angeles County Department of Parks and Recreation to connect to future County trails. The Commission voted to continue the hearing to August 4, 2010.

With all aspects of the project having been resolved to the satisfaction of all Los Angeles County Departments the August 4, 2010 hearing was very simple and straight forward. Staff and the applicant were in agreement with all findings, recommendations and conditions. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. The Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.

The Commission noted that they were pleased with the proposed project, and commended the applicant with their outreach efforts with the community. After hearing all

testimony, the Commission by vote of 4-0-1 (Commissioner was Helsley absent) closed the public hearing on August 4, 2010 and recommended approval of all entitlement requests.

LA County Capital Improvement Project

The widening of The Old Road to secondary highway standards from Hasley Canyon Road to Parker Road is, in importance, the highest ranking improvement for the Castaic area. The Los Angeles County Department of Public Works (LACDPW) has established this as a Capital Improvement Project for the County. Funding was provided for the engineering design of this important road widening project. Unfortunately there are insufficient funds to construct the required improvements. Lake View Estates has incorporated the Capital Improvement Project design for The Old Road widening along the project's frontage and will construct this section of the road widening and all the necessary improvements as part of the proposed project. This design incorporation impacts higher density Urban 2 and Urban 3 land use areas of the project. This segment of The Old Road widening requires more extensive grading than any other section. Thus Lake View Estates will construct the most difficult and expensive portion of the County's Capital Improvement project for The Old Road. The cost of construction for this segment far exceeds the Bridge and Thoroughfare fees associated with the project. The community sees this improvement as a tremendous area wide benefit.

Site Features

The property's forty seven (47) acres of undulating terrain has presented both unique opportunities and challenges of design. The design before you has successfully preserved the best features of the land and integrated the following opportunities:

- Existing public utilities are adjacent to the property and of adequate capacity to serve the proposed community.
- The property is accessed via frontage to The Old Road and will improve that frontage to ultimate capital improvement design parameters (The Old Road widening project).
- Easy access to the I-5 freeway.
- Easy access for the Castaic community to enjoy the features of the proposed commercial uses adjacent to The Old Road.
- Integrated mixed use neighborhood design that transitions the diverse existing surrounding land uses well.
- Panoramic views of the Castaic Area including the lower lake.
- Maintains an attractive natural hillside setting.
- Preserves the peaks of the surrounding ridgeline.
- Protects an ephemeral stream and riparian habitat.
- Preserves a majority of Oak Trees.

Project Attributes

- Seventy (70) single family residential homes allowing a variety of homes styles and serving a variety of lifestyles.
- Three (3) commercial parcels with 70,000square feet of Building yielding as many as 280 permanent jobs.
- Creation of an active Private Park facilities with a trailhead located on a 4.1 acre open space parcel.
- Large contiguous open space areas dedicated and maintained by the Home Owners Association.

- Sensitively designed land plan preserves the hillside setting and key property features of peaks to the west and north, and the environmentally sensitive canyon to the southeast.

Project History

The entitlement process started almost a decade ago. The following is a timeline synopsis:

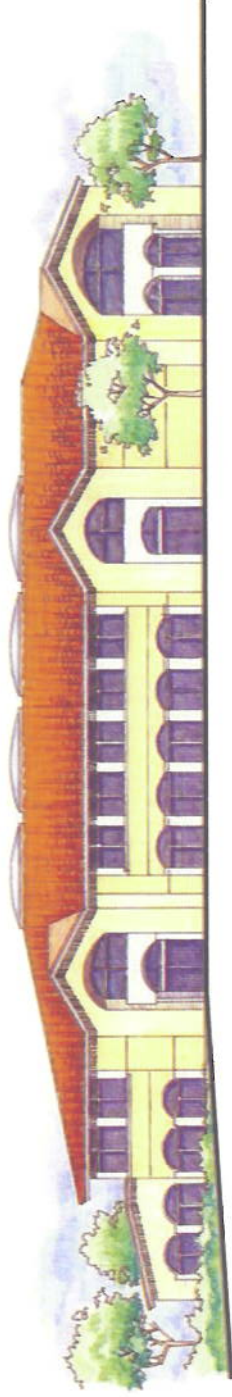
- Year 2000 – background/feasibility studies and analysis undertaken
- Year 2003 – Initial filing of a full entitlement request with the County of Los Angeles
- Year 2000 to 2004 – Incorporated CSD components although project was exempt from the CSD requirements
- Year 2004 to 2005 – Castaic Town Council Land Use Committee endorsement twice
- Year 2005 to 2009 – Secured all DPW Clearances: Drainage, Traffic, Geo/Soils, etc
- April 2009 – Draft EIR public/agency review period ended; No controversy
- July 2009 – Effectively unanimous endorsement by Castaic Town Council
- April 2009 – Subdivision Committee Meeting – Reports Only
- Aug 2009 – Receipt of Subdivision Committee Report
- Mar 2010 – Additional Documentation for SCM Report
- May 2010 – Revised Draft EIR required and directed to re-circulate to public/agencies
- June 2010 – 1st Planning Commission Hearing
- August 2010 – Approval by the Regional Planning Commission



LAKE VIEW ESTATES
SITE PLAN
VTM 53933



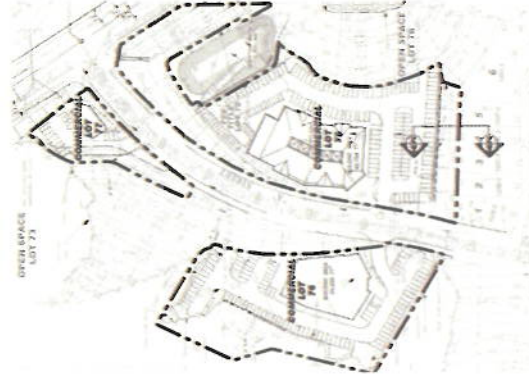
Residential Neighborhood Images



LOT 75 ELEVATION FROM "A" STREET



LOT 75 ELEVATION FROM SOUTH



COMMERCIAL LOTS



LAKE VIEW ESTATES MIXED USE PROJECT - TRACT 53933
Commercial Building Images



LAKE VIEW ESTATES MIXED USE PROJECT --TRACT 53933, LOT 74
Conceptual Park Site